



3 Castleford Avenue, New Eltham, London, SE9 2AH

Offers In Excess Of £550,000

- Three Bedrooms
- Large Rear Garden
- Popular Location
- Semi Detached House
- In Need Of Modernisation
- EPC Rating D

3 Castleford Avenue, London SE9 2AH

A great opportunity to acquire this three bedroom semi detached house situated along one of New Eltham's most sought after roads. Representing a great project, the property offers two separate reception rooms, kitchen, separate bathroom and w.c, plus three bedrooms. There is an extensive lawned garden to the rear plus a detached garage. New Eltham village and station are close by as is Wyborne Primary School. Castleford is a delightful Avenue and this would make a perfect family home with the right ideas and improvements.



3



1



2



D

Council Tax Band: E





Castleford Avenue, SE9

Approximate Gross Internal Area = 1051 sq ft / 97.7 sq m
 Garage Area = 126 sq ft / 11.6 sq m
 Total Area = 1177 sq ft / 109.3 sq m

N 

Outbuilding

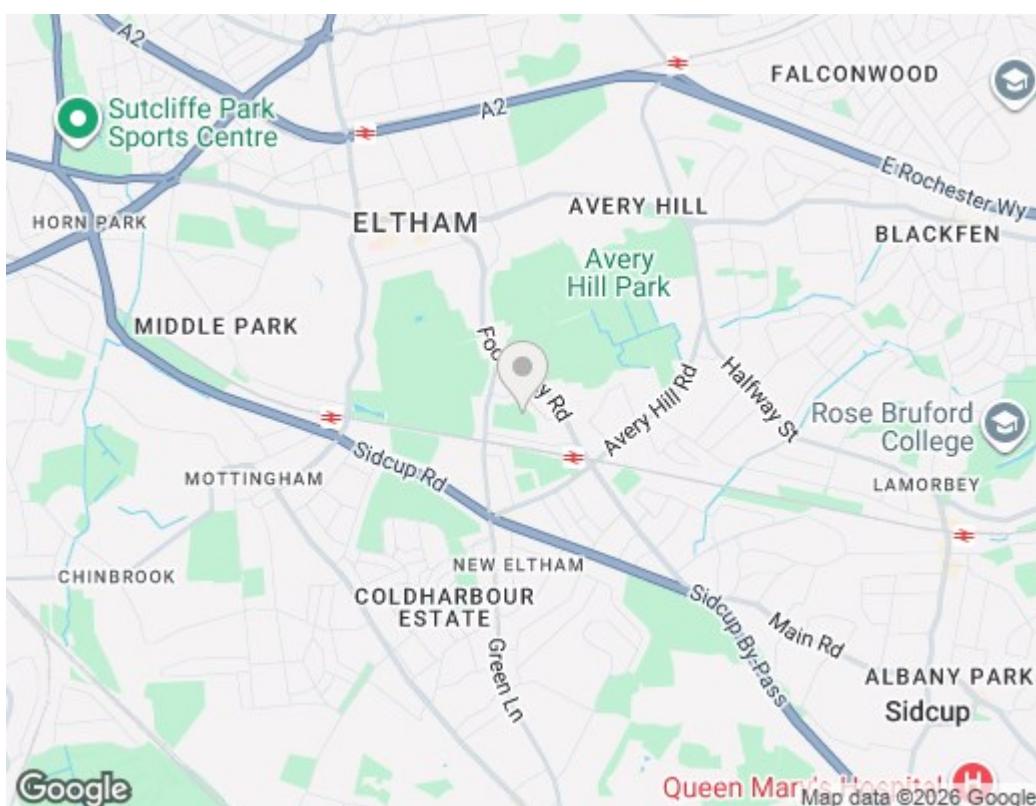
Ground Floor

First Floor

Irwin Scott

This plan is for layout guidance only and not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.

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Viewings

Viewings by arrangement only.
 Call 0208 859 1100 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC